

# LAND FOR SALE OR GROUND LEASE



5145 Pleasant Avenue, Fairfield, OH 45014

### PROPERTY HIGHLIGHTS

- Rare Redevelopment Opportunity in Fairfield
- Densley Populated with Nearly 10,000 People in a 1 Mile Radius
- Centrally Located near Kroger, Aldi, CVS, Dunkin' and Burger King
- Lot A +/- 0.7372 Acres Available
- Lot B +/- 1.0 Acres all or a portion could be made available if needed
  - Traffic Counts: 21,282 Pleasant Ave

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# **DEMOGRAPHICS**

Year 2024	One Mile	Three Mile	Five Mile
Estimated Population	9,721	56,774	143,469
Median Income	\$78,840	\$73,398	\$71,506
Average HH Income	\$101,575	\$95,073	\$92,439
Daytime Population	2,198	16,680	57,833



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## **Summary Profile**

2010-2020 Census, 2024 Estimates with 2029 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3393/-84.5606

5145 Pleasant Ave	1 mi	3 mi	5 mi
Fairfield, OH 45014	radius	radius	radius
Population			
2024 Estimated Population	9,721	56,774	143,469
2029 Projected Population	9,715	56,180	143,714
2020 Census Population	9,867	58,618	143,852
2010 Census Population	9,140	56,737	139,860
Projected Annual Growth 2024 to 2029	-	-0.2%	-
Historical Annual Growth 2010 to 2024	0.5%	-	0.2%
2024 Median Age	42.0	38.0	37.2
Households			
2024 Estimated Households	4,090	22,914	56,024
2029 Projected Households	4,147	22,959	56,830
2020 Census Households	4,051	23,355	55,433
2010 Census Households	3,779	22,502	53,875
Projected Annual Growth 2024 to 2029	0.3%	-	0.3%
Historical Annual Growth 2010 to 2024	0.6%	0.1%	0.3%
Race and Ethnicity			
2024 Estimated White	77.3%	69.1%	63.8%
2024 Estimated Black or African American	11.8%	17.2%	21.6%
2024 Estimated Asian or Pacific Islander	4.1%	5.3%	5.0%
2024 Estimated American Indian or Native Alaskan	-	0.3%	0.4%
2024 Estimated Other Races	6.6%	8.1%	9.2%
2024 Estimated Hispanic	5.0%	7.2%	8.4%
Income			
2024 Estimated Average Household Income	\$101,575	\$95,073	\$92,439
2024 Estimated Median Household Income	\$78,840	\$73,398	\$71,506
2024 Estimated Per Capita Income	\$42,765	\$38,410	\$36,214
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.1%	3.4%	3.5%
2024 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.6%	6.0%
2024 Estimated High School Graduate	33.4%	33.4%	34.1%
2024 Estimated Some College	20.6%	18.9%	18.6%
2024 Estimated Associates Degree Only	9.3%	10.1%	9.5%
2024 Estimated Bachelors Degree Only	21.2%	20.4%	19.0%
2024 Estimated Graduate Degree	9.4%	9.2%	9.4%
Business			
2024 Estimated Total Businesses	305	1,759	4,715
2024 Estimated Total Employees	2,198	16,680	57,833
2024 Estimated Employee Population per Business	7.2	9.5	12.3
2024 Estimated Residential Population per Business	31.9	32.3	30.4